

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

336/80 CHELTENHAM ROAD DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

212/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$260,000	08-Nov-24
334/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$255,000	19-Oct-24
419/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$275,000	20-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 February 2025



**212/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1
  1
  -

Sold Price **\$260,000** Sold Date **08-Nov-24**

Distance **0km**



**334/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1
  1
  -

Sold Price **\$255,000** Sold Date **19-Oct-24**

Distance **0km**



**419/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1
  1
  -

Sold Price **\$275,000** Sold Date **20-Nov-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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